

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 34 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2005.


APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:



City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property, referred to as Tract A and consisting of 2.247 acres is rezoned from R-4, Multi-Family to R-1, Single-family Residential:

Being all that certain tract or parcel or land lying and being situated in the S. W. Robertson Survey, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 75.72-acre Tract 4 described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds in Exhibit "B" and shown graphically in Exhibits "E" and "F".

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property, referred to as Tract B and consisting of 15.445 acres is rezoned from R-4, Multi-Family and R-1, Single-family Residential to A-P, Administrative-Professional:

Being all that certain tract or parcel or land lying and being situated in the S. W. Robertson Survey, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 75.72-acre Tract 4 described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds in Exhibit "C" and shown graphically in Exhibits "E" and "F".

Conditions: Maintain 45' wide buffer in current, natural condition adjacent to the R-1, Single-family Residential zoning district between Spearman Drive and Pebble Creek Parkway such that no lighting or other artificial structures are constructed or placed within this buffer area.

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property, referred to as Tract C and consisting of 5.0 acres is rezoned from R-4, Multi-Family to C-3, Light Commercial:

Being all that certain tract or parcel or land lying and being situated in the S. W. Robertson Survey, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 75.72-

acre Tract 4 described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds in Exhibit "D" and shown graphically in Exhibits "E" and "F".

FIELD NOTES
PROPOSED R-1 ZONE
2.247 ACRES

Being all that certain tract or parcel of land lying and being situated in the S.W. ROBERTSON SURVEY, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 75.72 Acre Tract 4 described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at the most westerly corner of PEBBLE CREEK SUBDIVISION Phase 5C as described in Volume 2532, Page 287, said corner also being in the southeast line of STONE FOREST SUBDIVISION, Phase 1 as recorded in Volume 4004, Page 198, and being in the southwest line of the said 75.72 acre tract;

THENCE: N 09° 19' 39" W along the southeast line of said STONE FOREST SUBDIVISION, said line also being the southwest line of the said 75.72 acre tract for a distance of 345.43 feet for corner;

THENCE: N 80° 40' 21" E into the interior of said 75.72 acre tract for a distance of 280.00 feet for corner, said corner also being the most westerly corner of PEBBLE CREEK SUBDIVISION, Phase 1E as described in Volume 1448, Page 317;

THENCE: S 09° 19' 39" E for a distance of 365.00 feet to the most southwesterly corner of said PEBBLE CREEK SUBDIVISION, Phase 1E, said corner also being the most northerly corner of Spearman Drive (based on a 60' width as described in Volume 1993, Page 239);

THENCE: S 80° 40' 21" W for a distance of 60.00 feet to the northwest corner of said Spearman Drive;

THENCE: N 09° 19' 39" W for a distance of 19.57 feet and S 80° 40' 21" W for a distance of 220.00 feet along the northeast and northwest lines of the beforementioned PEBBLE CREEK SUBDIVISION, Phase 5C to the POINT OF BEGINNING and containing 2.247 acres of land, more or less.

FIELD NOTES
PROPOSED A-P ZONE
15.445 ACRES

Being all that certain tract or parcel of land lying and being situated in the S.W. ROBERTSON SURVEY, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 75.72 Acre Tract 4 described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at the west corner of the said 75.72 acre Tract 4, said corner also being the north corner of STONE FOREST SUBDIVISION, Phase 1 as recorded in Volume 4004, Page 198 and being in the southeast right-of-way line of Greens Prairie Road (based on a 130' width);

THENCE: N 41° 52' 23" E along the said southeast line of Greens Prairie Road for a distance of 180.25 feet for the north corner of this tract;

THENCE: S 48° 07' 37" E into the interior of said 75.72 acre Tract 4 for a distance of 418.21 feet for the Point of Curvature of a curve to the right;

THENCE: 82.01 feet along the arc of said curve having a central angle of 07° 45' 59", and a radius of 605.00 feet for corner;

THENCE: N 41° 52' 23" E for a distance of 440.87 feet for corner;

THENCE: N 48° 07' 37" W for a distance of 499.97 feet for corner, said corner being in the before-said Greens Prairie Road right-of-way line;

THENCE: N 41° 52' 23" E along said right-of-way for a distance of 305.92 feet for corner;

THENCE: S 48° 07' 37" E for a distance of 662.16 feet for corner;

THENCE: 279.56 feet along the arc of said curve having a central angle of 37° 15' 01", and a radius of 430.00 feet to the Point of Tangency;

THENCE: N 06° 16' 07" E for a distance of 136.22 feet to the south right-of-way line of Pebble Creek Drive (based on a 100' width);

THENCE: 147.82 feet in a counter-clockwise direction along the arc of a curve having a central angle of 14° 06' 56" and a radius of 600.00 feet for corner, said corner also being the northwest corner of PEBBLE CREEK Phase 10;

THENCE: along the northwest line of said Phase 10 and PEBBLE CREEK Phase 1E for the following five (5) calls:

- 1) S 07° 29' 28" W for a distance of 330.47 feet,
- 2) S 41° 13' 04" W for a distance of 718.14 feet,
- 3) S 00° 38' 19" W for a distance of 250.00 feet,
- 4) N 89° 22' 48" W for a distance of 88.98 feet and
- 5) S 70° 56' 54" W for a distance of 155.79 feet for corner;

THENCE: S 80° 40' 21" W for a distance of 280.00 feet for the most southerly corner of this tract, said corner also being in the east line of the before-mentioned STONE FOREST SUBDIVISION, Phase 1;

THENCE: N 09° 19' 39" W for a distance of 197.98 feet and N 40° 07' 40" W for a distance of 500.00 feet along said subdivision line to the POINT OF BEGINNING and containing 15.445 acres of land, more or less.

**FIELD NOTES
PROPOSED C-3 ZONE
5.000 ACRES**

Being all that certain tract or parcel of land lying and being situated in the S.W. ROBERTSON SURVEY, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 75.72 Acre Tract 4 described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at the west corner of the said 75.72 acre Tract 4, said corner also being the north corner of STONE FOREST SUBDIVISION, Phase 1 as recorded in Volume 4004, Page 198 and being in the southeast right-of-way line of Greens Prairie Road (based on a 130' width);

THENCE: N 41° 52' 23" E along the said southeast line of Greens Prairie Road for a distance of 180.25 feet to the POINT OF BEGINNING;

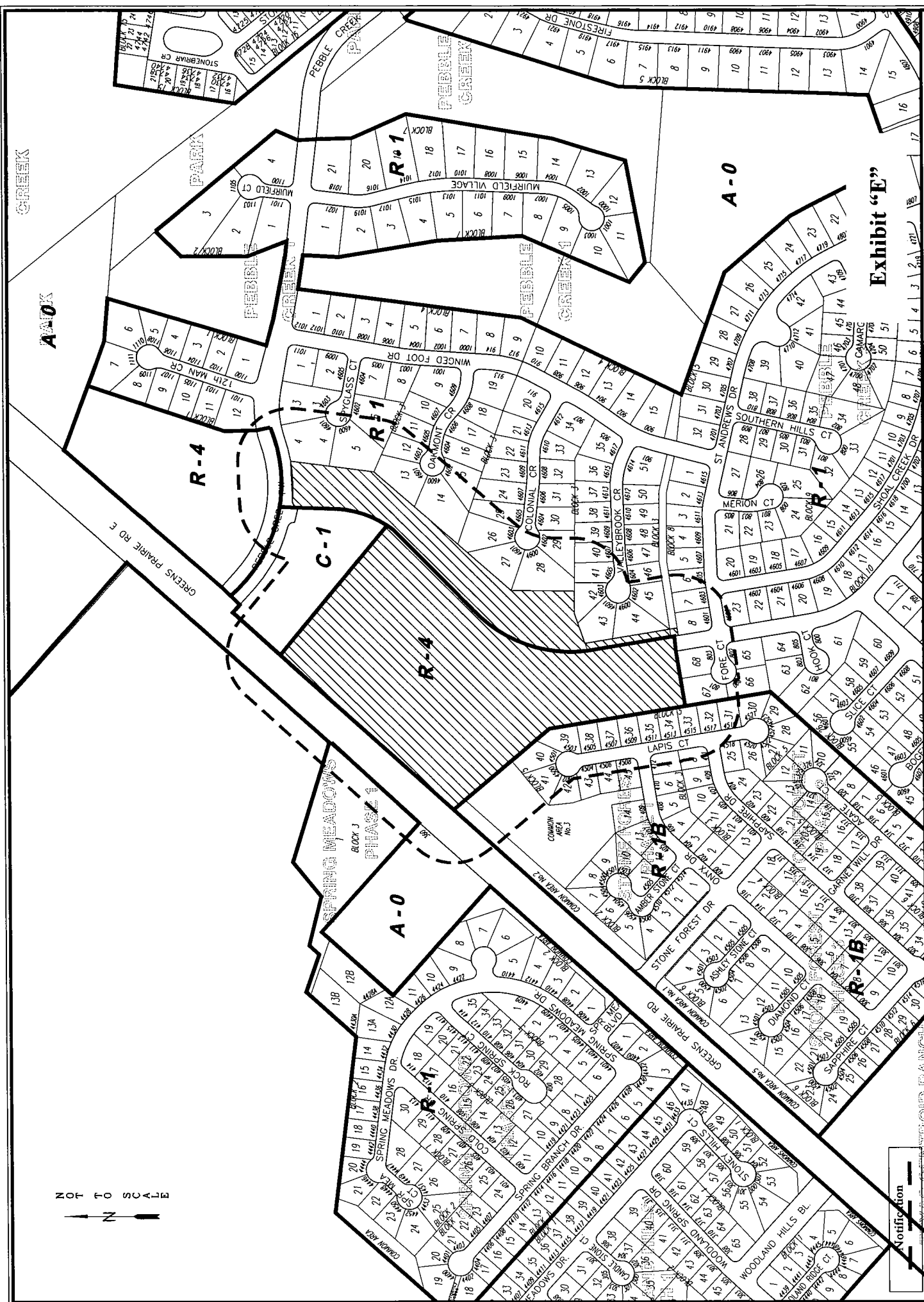
THENCE: N 41° 52' 23" E continuing along said Greens Prairie Road for a distance of 435.32 feet for the most northerly corner of this tract;

THENCE: S 48° 07' 37" E into the interior of the said 75.72 acre Tract 4 for a distance of 499.97 feet for corner;

THENCE: S 41° 52' 23" W for a distance of 440.87 feet for corner;

THENCE: 82.01 feet in a counter-clockwise direction along the arc of a curve having a central angle of 07° 45' 59" and a radius of 605.00 feet to the Point-of-Tangency;

THENCE: N 48° 07' 37" W for a distance of 418.21 feet to the POINT OF BEGINNING and containing 5.000 acres of land, more or less.



NOT TO SCALE

Notification



City of College Station

Planning & Development

PEBBLE CREEK

Case: 05-16

REZONING

GREENS PRAIRIE ROAD
(100' R.O.W.)

N 41°52'37" E - 851.50'

Point of Beginning

N 00°07'00" W - 500.00'

State Forest, Southwestern
Tract

Tract C

Tract B

Tract A

Pebble Creek Drive
(100' R.O.W.)

4.13 Acres
Zoning District

4.13 Acres
Zoning District

4.13 Acres
Zoning District

Exhibit "F"

REZONING MAP

PEBBLE CREEK SUBDIVISION
2.247, 15.445 & 5.000 ACRE TRACTS

S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
REVISED FEBRUARY 10, 2005
SCALE: 1" = 80'

DATE: 02/10/05
DRAWN BY: [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]
PES

0504 45-05 8.22 Juan